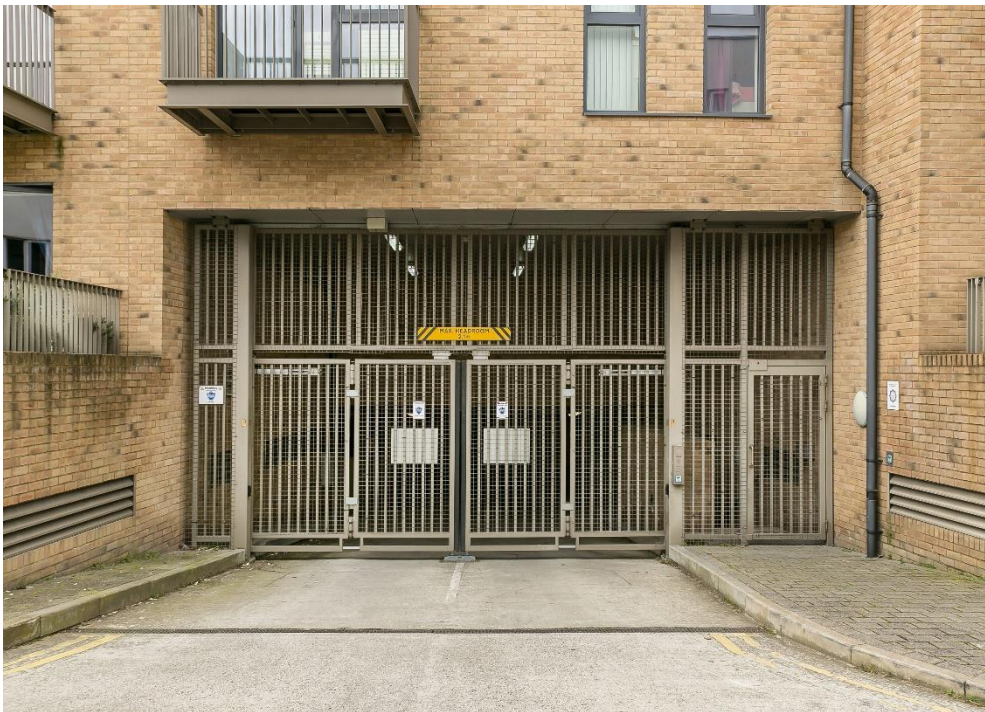


FOLKLANDS

CONNERSVILLE WAY, CROYDON
GUIDE PRICE £250,000

WARNING
PRIVATE LAND
Prevent children from
entering
Charge of £100







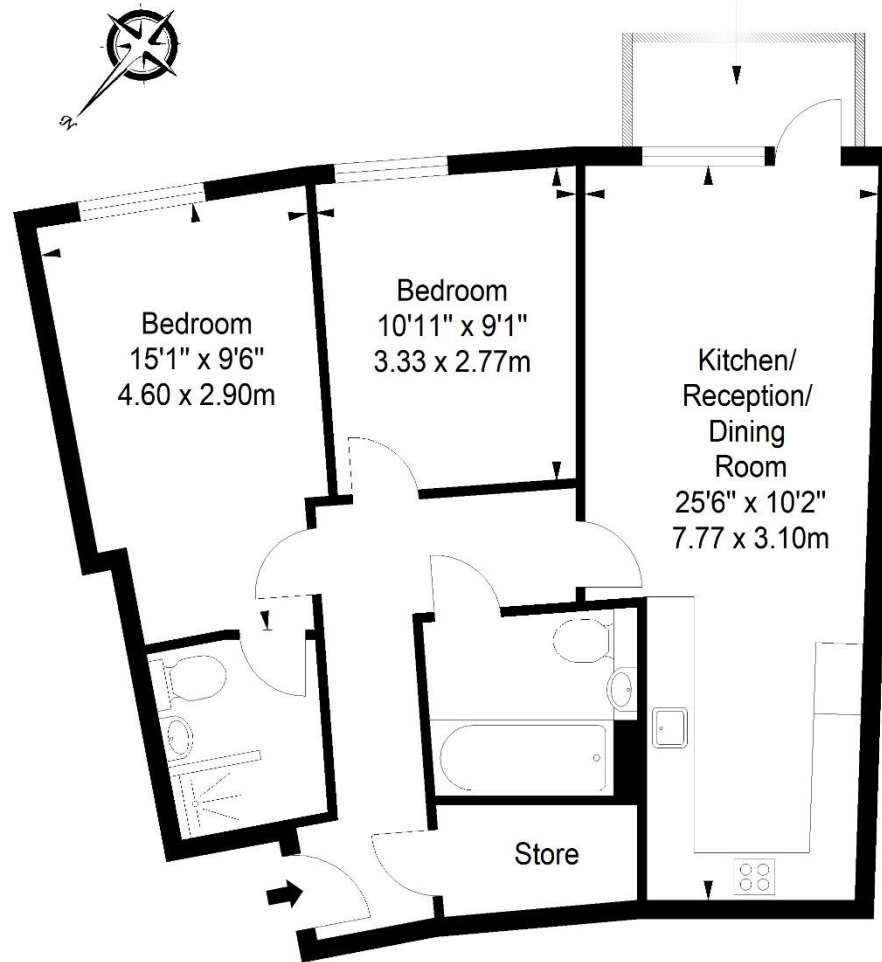




Royal Court

Approximate Gross Internal Area
650 sq ft / 60.38 sq m

Balcony
7'9" x 3'8"
2.37 x 1.12m



Third Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ TWO DOUBLE BEDROOMS - THIRD FLOOR FLAT
- ❖ GATED PARKING SPACE
- ❖ PRIVATE SOUTHERLY FACING BALCONY
- ❖ TWO BATHROOMS
- ❖ CHAIN FREE & WELL-PRESENTED
- ❖ MOMENTS FROM THE LOCAL TRAM STOP
- ❖ 25' LOUNGE/KITCHEN
- ❖ CONCIERGE SERVICE
- ❖ POPULAR DEVELOPMENT OPPOSITE WANDLE PARK
- ❖ EPC EER B

**** Chain Free ** Southerly Facing Balcony ** Gated Parking Space**
**** A well-presented two double bedroom third floor apartment situated within this superbly designed & recently built development, conveniently located moments from the local tram stop (Excellent services to Wimbledon and East/West Croydon) and approximately 0.4 miles from Waddon train station.**

This spacious apartment boasts a bright elevated aspect with far reaching views, it has a high energy rating and ample storage. Additionally, residents of this apartment will benefit from the development's concierge service, and they have access to well-kept communal grounds. The property also comes equipped with a gated parking bay and residents cycle storage.

The accommodation comprises a large main bedroom with an en-suite shower room, a second double bedroom, a stylish three-piece bathroom suite with a shower over bath, a sizeable utility cupboard with plenty of storage space, and a 25' open-plan living room with a contemporary fitted kitchen (Including integrated appliances). Externally, the property features a sizeable balcony which enjoys pleasant Southerly facing views.

Furthermore, the property sits a short distance from a wide range of shops, including the Sainsbury & Morrisons superstores and the recently opened Aldi, Lidl and M&S stores, but to name a few. It is also approximately one mile from both West Croydon & East Croydon train stations and is on the doorstep of the open green spaces of Wandle Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		